17757	MT. SCOTT MEADO	OWS, ALSO KNOWN AS MT. SCOT AGREEMENT FOR SALE OF PR	Vol. ma	
THIS AGRE	EMENT for Sale of Real BANK OF CALIFORN	OWS, ALSO KNOWN AS MT. SCOT AGREEMENT FOR SALE OF PR Estate dated the	T PINES COPERTY	•
Trustee, hereinafter of	BANK OF CALIFORN	AGREEMENT FOR SALE OF PRESENTE dated the IIA, NATIONAL ASSOCIATION, a ss is Trust Department, 845 South F	lay of Mach 108	16472
whose address is hereineft.	ary K. Faber	as Is Trust Department, 845 South F	national banking association, igueroa Street, Los Angeles, C.	as
hereinafter called Buy	er.	St Kail Di	· · · · · · · · · · · · · · · · · · ·	an-
County of Klamath, St.	es to sell to Buyer, and ate of Oregon described	ring paragraphs below are required as Trustee and as creditor, in complian Buyer agrees to purchase from Sell as follows: Lot(s), Block(s) cott Meadows Subdivision, Tract No. e of the County Recorder of the	to be made by THE BANK (OF . 1
State of O		as follows: Lot(s), Block(e)	er real property located :	XY
tions, covenants, restric	on substances beneath the	e of the County Recorder of said Cou	1027, in the County of Klamat	h.
strictions recorded in the	pecifically the covenants,	cott Meadows Subdivision, Tract No. e of the County Recorder of said Cou- estrace thereof. Said conveyance ships and rights of way of reco- conditions and restrictions set forth in ath County, all of which are in-	all be made subject to all cond	er i-
the same effect as thoug	e Official Records of Klam th said Declaration were I I PRICE	surface thereof. Said conveyance ships, rights and rights of way of recoonditions and restrictions set forth in the fact of the set	that certain Declaration of Re	d -
Less:	Cash Down Payment	\$ 120	700 m	h
	Trade-In Total Down Payment	1,200,00 \$ /2	<u> </u>	
Unnai	d Rajani di La nome di di			
Other	Charges:	\$10,8	00.00/	1
Amoun	r. D.	40.45		
FINAN	t Financed ICE CHARGE (INTERES f Payment	There is a second of the secon	20.05	
			5.20V	
ANNU	L PERCENTAGE	019/76	5,20	1
of more including interest	at _ / 2	20 equal monthly install	2 %	
on the same day of each n	the first installment	or equal monthly installments of mum on the unpaid balance. Comme of said unpaid principal balance and tallment shall be paid until the total incrue on the day of out penalty on the monthly of the mont	ncing on the 2D	
ment the complete paym	ent in accord	out penalty on the month!	10 82 41	
De subject to any def	ault delin	side hereof shall years.	In the event of years	
Code \$1806 3 Partial refund	of the finance character	the unpaid balance of the	ment.	
0 0		ciesti nacod	Was heroinhat	
Property, Will be	Subject to Tights here	eunder After consi	isting of a law-1	
are fundamental to Seller	in with Strong to Duye	rat the address	part	
and shall be served either per	Any and all notices or d	emands provided or the address a	nent or at any address sub-	
5. You (Buyer) have	to Paragraph 5 hereof.	u, postage prepaid, return receipt rec	inder shall be in writing,	
U.S. Department of Housing	irsuant to the Rules and I	stract or agreement by notice to the Se	eller if you did	•
nece description to the right to the	Proposition of the porty inchoru	less than 40 L	r cioning at	
following business holidays: N	amation of the transaction	ement by notice to the Seller until m	he contract or agreement	
6. Buyer acknowledge	Thanksgiving, and Christ	less than 48 hours prior to signing tement by notice to the Seller until m. A business day is any calendar dan's Birthday, Memorial Day, Independent and understood and signal.	y except Sunday, or the	
also received, read and understo CHECK WHERE APPLICABI	ood a copy of the following	n's Birthday, Memorial Day, Indeper nas. ead and understood and signed a cop g:	wence Day, Labor Day,	
State of Californ	ia, Department of Real Edic Report and Portal		y of this Agreement and	
Subdivision Pub			Commission	
Section 19	State Property Res	Urban Development	port and Permit	
IIISO OCTION -	LLOWING STATEMEN	ore Notice and Disclaimer		
7. Buyer acknowledges	EQUIREMENTS OF THE	I IS INCONSISTENT WITH THE IE FEDERAL TRUTH IN LENDIN read a copy of the Notice of Resciction without any penalty or obligating the but not less than few	the second secon	
calendar days from the date of	itled to rescind this transa	read a copy of the Notice of Resc	NG ACT	
California Department of Real For	ent by the Buyers herein	nt but not less than fourteen (14) or	on within	T.
date indicated on said Notice of	e, Suite 303, San Leandre	action without any penalty or obligation to the state of the state of the State of the State of California 94577, by mail or telegrous as required by the Laws of the State of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of the State of California 94577, by mail or telegrous of California 94577, by mail or telegrous of California 94577, by mail or telegrous of California 94579, by mail or telegrous 94	of California and the	
and Seller agree that all such to	rstands all of the terms or	as required by the Laws of the State escission must be made in writing by p. California 94577, by mail or telegated provisions stated on the reverse significant description by reference and ar	ram on or before the	
NOTICE	provisions are inco	rporated herein by and the reverse si	ide hereof and B	
NOTICE: See other side IN WITNESS WHEREO written	F, the parties hereto bear	n. Path and a second	c many a part of this	
Jany X		oxecuted this Agreement the day	and year first above	
- Vicki a. Jak	Buyer N	ATIONAL ACCOUNTINIA.	and the second of the second	
	Buyer	association, as True	ee	
Messal shows	Buyer By	Jorde G.		
deline a called	Buyer	Title		
	BANK OF CAL	FORNIA	Seller	

8. Real property taxes for the current fiscal year levied against the lot described herein shall be prorated to the date of this Agreement. Buyer shall promptly pay all such taxes due after the date herein shall be prorated to for and shall pay when due all future real property taxes and similar levies. Buyer's failure to pay such taxes and levies, upon default of any of Buyer's obligations.

upon default of any of Buyer's obligations.

9. Upon the payment in full by Buyer of all sums due hereunder and the surrender to Seller of this Agreement for cancellation, Seller shall execute a Trustee's Grant Deed in favor of Buyer conveying said property to Buyer, of way now of record, along with all other matters specified in this Agreement, conditions, covenants, restrictions and rights policy of title insurance issued by a reliable title company showing title to said property vested in Buyer and liens and encumbrances, except those hereinbefore specified and those done, made, caused or created by Buyer.

Buyer further understands that the property being purchased herein by Buyer does not include the purchase

Buyer further understands that the property being purchased herein by Buyer does not include the purchase Buyer further understands that the property being purchased herein by Buyer does not include the purchase of any oil, gas and other mineral and hydrocarbon substances beneath the surface of said land. However, so long as Buyer is performing hereunder and the contract has not been terminated, neither Seller nor any person claiming from selloration for, the aforementioned natural resources below the property sold by Seller to Buyer for the removal of, or exformance by the Buyer entitling the Buyer to a deed as provided for herein, there shall further appear upon the face of said deed this waiver of surface entry.

10. Buyer shall keep, preserve and maintain said property in good order and condition; Buyer shall not commit or permit waste of said property; and Buyer shall comply with all laws, ordinances, regulations, covenants, conditions, restrictions, easements, right and rights of way relating to or affecting said property.

11. Seller shall have the right at all reasonable times to inspect said property, and Buyer shall allow Seller to inspect the same upon Seller's request.

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to inspect the same upon Seller's request.

12. Buyer shall not declare nor attempt to declare a homestead upon nor select said property as a homestead nor attempt to record any declaration of homestead upon said property during the term of this Agreement.

13. All improvements made to or placed on said property by Buyer shall be and become a part of said property. Buyer agrees that until payment in full has been made or until Buyer has received written consent from Seller, Buyer will not commit waste or encumber said realty and during the period of this Agreement will keep said realty and discharge any lien or encumbrance on said realty that is made, done, caused or created by him of any kind and nature. Buyer agrees to pay days after such lien or encumbrance is placed thereon.

14. No representations, agreements or warranties, whether express or implied, not herein expressly set forth,

and discharge any lien or encumbrance on said realty that is made, done, caused or created by him within ten (10) days after such lien or encumbrance is placed thereon.

14. No representations, agreements or warranties, whether express or implied, not herein expressly set forth, have been made by Seller to or with Buyer. Buyer acknowledges that no persons have had nor now have any authority to make any representations, agreements or warranties, whether express or implied, binding upon Seller not expressly set forth, herein and that, if any such representations, agreements or warranties were made or given and are not herein sexpressly set forth, each, every and all thereof are of no force or effect. This Agreement is the only agreement between 15. Until all sums due under this Agreement have been paid in full, Buyer shall not sell, assign or transfer so to do shall be of no force or effect.

16. Any payments made by Buyer to Seller may be applied by Seller in payment of or on account of any 17. Time is of the essence of this Agreement, and full performance by the Buyer of all his obligations between the payment of any said installments of principal and interest when the same become due, or (b) in the repayment after ment on the part of the parties shall be deemed automatically cancelled and terminated, at Seller's option; and in the agreeing that it would be impractical and extremely difficult to fix damages.

As an alternative remedy to Seller, upon default by Buyer in payment of any indebtedness secured hereby or an extremely difficult to fix damages.

event or such cancellation, the amounts paid nerein may be retained by Seiler as inquidated damages, the parties agreeing that it would be impractical and extremely difficult to fix damages.

As an alternative remedy to Seller, upon default by Buyer in payment of any indebtedness secured hereby or of Seller. In the event of default, Seller may execute a written notice of such default and of its election to cause to be sold the herein described property to satisfy the obligations hereof and shall cause such notice to be recorded in the law and not less than a time then required by law having elapsed after recordation of such notice of default. Seller may execute a written notice of sale having been given as then required by law having elapsed after recordation of such notice of default. Seller may payable at the time and place of sale fixed by it in said notice of sale, either as a whole or in parcels and in such time and place of sale. Seller may postpone sale of all or any portion of said property by public announcement at but without any covenant or warranty, express or implied. The recitals in such deed of any matters of facts shall be nection with the sale, Seller shall apply proceeds of the evidence of title and reasonable attorney's fees in conception with the sale, Seller shall apply proceeds of the evidence of title and reasonable attorney's fees in conception with the sale, Seller shall apply proceeds of the sale to payment of the following items in the following order:

(2) All sums expended by Seller under the terms hereof, not then repaid with accrued interest at 10% per annum; and uncertaint to seller and expended feed of any matters of facts shall be nection with the sale, Seller agree that in the event Seller cancels Buyer's rights hereunder, Buyer will, at the option and uncertaint the deemend of Seller agree that in the event Seller cancels Buyer's rights hereunder, Buyer will, at the option and uncertaint the option of the demend of Seller agree that in the event Seller cancels Buyer's rights

(2) all other sums then secured hereby; (3) and the remainder, it any, to the person or persons legally entitled thereto.

Buyer and Seller agree that in the event Seller cancels Buyer's rights hereunder, Buyer will, at the option and upon the demand of Seller, execute in favor of and deliver to Seller, a good and sufficient Quitclaim Deed to the said further agree that in the event Buyer shall operate as a full release of all Buyer's obligations hereunder. Buyer and Seller tenders realty; and this acceptance by Seller shall operate as a full release of all Buyer's obligations hereunder. Buyer and Seller further agree that in the event Buyer rescinds this agreement through the Buyer's right of rescission and Seller all sums heretofore paid back to Buyer within ten (10) days of the receipt of said notice of rescission and Seller tenders option and upon the demand of Seller, execute in favor of and deliver to Seller a good and sufficient Quitelaim Deed to said realty; and this acceptance by the Seller shall operate as a full release of all Buyer's obligations hereunder. Buyer and Seller agree that this agreement will become binding upon the Buyer and Seller two (2) days after the deposit in the U.S. mail of notice of acceptance addressed to the Buyer in accordance with the provisions of

20. Each of the signed copies hereof shall be deemed a duplicate original, and this Agreement shall impressed a duplicate original, and this Agreement shall impressed a duplicate original. to the benefit of and be binding upon the successors and assigns of each of the parties hereto.

21. This Agreement is made by Seller as Trustee under Declaration of Trust, and Buyer's recourse shall be solely to the trust estate and not to Seller in any other capacity.

Buyer has read and understands all of the items and provisions stated in this Agreement for Sale of Property, and all such terms and provisions hereof are fully a part of this contract. NOTICE: See other side for important information. bushed byong

ANGORES ROBBIAS

Buyer's Initials Seller's Initials

	(Corporation) STATE OF CALIFORNI COUNTY OP LOS	S ANGELES	} ss.	L ITE AN	LE INSURANCE
	State, personally appeared known to me to be the	11-17-82	before me, the under	Ancom	OR COMPANY
	of the corporation that e	executed 11 Sec	ecretary and	A Notary Public in and	1 for said
	known to me to be the particular instrument on behalf of the acknowledged to me that within instrument pursuant its board of directors.	COrnomitation inc	Within I		
	WITNESS my hand and offici	ial seal.	on of	OFFICIAL SE B SHELTON	, , , , , , , , , , , , , , , , , , ,
1	Signature D	B. SHELTON	1	LOS ANGELES COUL My comm. expires MA)	LIFORNIA .
		The second second	(This a	area for official notarial scal)	
				oncial notarial scal)	

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 1 day of Deeds A. D. 1982 at o'clock A. M., and duly recorded in Vol. M82, of Deeds on a c 16472

EVELYN BIENN, County or k

By Deeds On a c 16472